

TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

131st MEETING

Date: 07.01.2025 (Tuesday)
Time: 12.30 P.M.

Venue:
7th Floor, Conference Hall,
Environment, Climate Change &
Forests Department,
Namakkal Kavignar Maaligai,
Secretariat, Chennai.600 009.

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Agenda Item No. 01: Confirmation of the minutes of the 130th meeting of the Tamil Nadu State Coastal Zone Management Authority held on 13.12.2024

The 130th meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 13.12.2024 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1/1832/2024 dated 23.12.2024.

Agenda Item No.02: The action taken on the decision of 130th meeting of the Authority held on 13.12.2024.

S. No	Subject	Action taken
01	Proposal for expansion of Kattupalli Port by developing Berth 4 & 5 at Kattupalli Village, Ponneri Taluk, Tiruvallur District by M/s. Marine Infrastructure Developer Private Limited, Nungambakkam, Chennai (Single Window No. SW/209454/2024)	As resolved by the Authority, the proposal has been recommended to MoEF& CC, GoI, for issuing Clearance, vide this office letter No. P1 / 1679 / 2024 dated 24.12.2024.
02	Proposed construction of Unity Mall at T. S. No. 475/2, 475/4 & Block 31 in the premises of Co-optex, pantheon road, Egmore, Chennai under scheme for special assistance to states for Capital Investment (Part-VI) 2023-2024 by the Chief General Manager, Tamil Nadu Handloom Weavers Co Operative Society Ltd., TNHWCS Ltd, (Co-optex), Chennai (SW/210627/2024)	As resolved by the Authority, the proposal has been recommended to SEIAA, for issuing Clearance, vide this office letter No. P1 / 1753 / 2024 dated 23.12.2024.

03	Providing and laying pumping main from the Sewage Treatment Plant (STP) of PHD/PWD, Lawspet to M/s. Chemfab alkalis Ltd., Kalapet, Puducherry for transporting / conveying secondary Treated Effluent Water (STEW) for industrial reuse by M/s. Public Works Department, Puducherry (Single Window No. SW/210355/2024)	As resolved by the Authority, the proposal has been recommended to MoEF& CC, GoI, for issuing Clearance, vide this office letter No. P1 / 764 / 2024 dated 24.12.2024.
04	Proposed construction of 20MT Ice Plant at S. F. No.401/9A, Keelaiyur Village, Sirkali Taluk, Mayiladuthurai district by M/s. K.K.F Ice Plant, Sirkali Taluk, Mayiladuthurai district (Single Window No. SW/211669/2024)	As resolved by the Authority, the proposal has been recommended to DTCP, for issuing Clearance, vide this office letter No. P1 / 1438 / 2024 dated 23.12.2024.
05	Establishment of National Centre for Coastal Research (NCCR) Field Research Centre for Sustainable Livelihood for Fishermen Communities in Gulf of Mannar at Pamban Village, Rameswaram Taluk, Ramanthapuram district by National Centre for Coastal Research (NCCR), Chennai	As the PP has accepted to return the proposal at present shape, the proposal was returned to the PP, vide this office letter No. P1/1666/2023, dated 26.12.2024
06	Existing Unit of M/s. LSM Ice Plant, LSM Fisheries at S.No.702/3, Kollencode Village, Vilavancode Taluk, Kanyakumari district proposed by Thiru L. Sanjeev, Proprietor, Kollencode Village, Vilavancode Taluk, Kanyakumari district	The decision of the Authority has been communicated to the DCZMA, Kanyakumari district, vide this office letter No.P1/1691/2024, dated 23.12.2024.
	Guidelines for measures to prevent sand bars and removal of sand bars in Coastal Regulation Zone (CRZ) and Island Coastal Regulation Zone (ICRZ) Areas	The comments of the draft guidelines were sent to GoTN, vide this office letter No.DOECC/570/2024-P1, dated 24.12.2024, for forwarding to MoEF & CC, GoI.

Agenda Item No.3: Proposed Construction of Beach Resort Building at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6,398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District by M/s. Srisun Resort Private Limited, Puducherry (Single Window No.SW/220661/2024)

The District Environmental Engineer, TNPCB, Villupuram has forwarded a proposal received from **M/s. SRISUN Resorts Private Limited** for the proposed construction of Beach Resort Building at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6,398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District. The EIA report prepared by M/s. Eco Services India Pvt., Ltd., Chennai having NABET certificate No. NABET/EIA/24-27/RA-0332 valid up to 03.04.2027.

Need of the Project

The proposed beach resort at Marakkanam addresses the needs of the region, which includes tourism development, economic diversification, job creation, and infrastructure improvement. By leveraging Marakkanam's natural beauty and cultural heritage, the resort will attract tourists, boost the local economy, and promote sustainable development. This project represents a significant step towards the comprehensive development of the Marakkanam area, ensuring long-term benefits for both the local community and the environment. In view of the above, the Project Proponent has proposed the construction of Beach Resort at Koonimedu Village.

Location of the Project

The proposed area is to develop a Beach Resort located at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6,398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District of Tamil Nadu state. The geographical location of the project site Latitude and Longitude are 1205'15.65"N and 790 53' 48.48"E.

The geographical location of the project is given below.

Point	Latitude	Longitude
A	12° 5'15.76"N	79° 53'47.05"E
B	12° 5'16.58"N	79° 53'47.38"E
C	12° 5'18.68"N	79° 53'51.35"E
D	12° 5'17.37"N	79° 53'54.74"E
F	12° 5'14.20"N	79° 53'53.42"E
G	12° 5'13.54"N	79° 53'54.96"E
H	12° 5'09.93"N	79° 53'52.76"E
I	12° 5'11.94"N	79° 53'47.69"E
J	12° 5'14.03"N	79° 53'48.78"E
K	12° 5'14.35"N	79° 53'47.85"E
L	12° 5'15.04"N	79° 53'48.09"E

Description of the Project

The proposed project by the proprietor is to construct a beach resort with the objective of providing accommodation facilities for guests undertaking pilgrimage at Building at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6,398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District. The infrastructure facilities envisaged includes a B+G+1 structure with 87 rooms. The plot area of the site is 38,612.78 m² which inclusive of 1125.78 common road in CRZ-III (NDZ) and the total built-up area of 10,049.25 m². The total height of the building is 8.6m less than 9m.

A. Land: The land use split up of the project is given below.

S. No	Description	CRZ Classification	Area (Sq.m)	Percentage (%)
1	Ground Coverage Area of Buildings	CRZ-III (200 m to 500m from HTL)	3,475.15	9
2	Road Area (Porous & Permeable)		1,104.14	3
3	Greenbelt		1,544.51	4
	Total Plot area		6,123.80	16
4	Green Belt Area	CRZ - III (No Development Zone)	19,306.39	52
5	Walkway on Natural Ground		772.26	2
6	Vacant Land		11,284.55	30
	Total Plot area		31,363.20	84
Total Land area available			37,487.00	100

B. Proposed Building: The details of built-up area break up are given below.

S.No	Description	FSI Area (m ²)	Non FSI Area (m ²)	Total Built-up Area (m ²)	Rooms	Remarks
1	Basement	0.33		3,608.86	-	Parking: Car - 71, Two-Wheeler - 210
2	Ground Floor			3,325.38	87 rooms	Comprising of 87 numbers of rooms, bar area, restaurant and Café with 40 nos. of seating capacity. The expected total occupancy is 629 Nos.
3	First Floor			3,115.01		
	Total			10,049.25		

Manpower requirement:

During construction Phase: 40 Nos. & during operation Phase: 30 Nos.

Water requirement & Sewage generation

The water requirement of the project during construction phase, the water requirement will be about 20-25 KLD which will be sourced from tanker supply. The sewage generation is anticipated from temporary toilets which will be disposed through septic tank with soak pit arrangements. The total water requirement will be about 1.80 KLD.

During operation phase the total water requirement is estimated to be 158 KLD in which fresh water requirement is 91 KLD and recycled water is 67 KLD within the premises for toilet flushing (17 KLD) and greenbelt development (50 KLD). The fresh water requirement is 91 KLD which will be sourced from the local body.

Sewage generation is estimated to be 71 KLD which will be treated in the proposed STP of 95 KLD capacity. The treated sewage is proposed to be recycled for flushing and gardening requirements. No excess treated sewage is envisaged from the project.

Sewage Treatment Plant and its disposal

A STP of 95 KLD is proposed by considering the space requirement, efficiency of operation, inflow of sewage, outlet characteristic and components of project activity. After considering the requirements and alternative technologies, it is decided to install STP based on Sequential Batch Reactor (SBR) technology.

Solid Waste Generation & Management

S.No.	Description	Quantity (Kg/day)	Mode of Treatment / Disposal
1	Biodegradable waste	117.24	Treated in Organic Waste Converter (OWC) and used as manure for gardening.
2	Non-biodegradable waste	78.16	Handed over to authorized recyclers
3	STP sludge	7.00	Dried and processed in OWC and compost used as manure for gardening

Power requirement & its source

The power will be availed from TANGEDCO. The total power requirement for the proposed project is about 2205 kW. Additionally, 2 Nos. of DG sets with capacity of 750 Kw each will be used as backup power. Solar panels with the total power capacity of 193 kW will be installed in the rooftop area.

CRZ Classification and Project Cost

The proposed total area of the project site is falling in CRZ-III (0-200m from HTL (No Development Zone) and CRZ III (200m to 500m from HTL) area and the total land area of the project is 38,612.78 sq.mtr. (Road area within the site: 1,125.78 Sq.m. and the remaining land area available for development: 37,487.00 Sq.m.). The total cost of the proposed project cost is **Rs.25.61 crores**.

Recommendations of DCZMA

The proposal was placed before the DCZMA of Villupuram district in the meeting held on 29.10.2024 and stated that the subcommittee from DCZMA has inspected the site on 24.10.2024 and stated that the construction activity is yet to be started by the

Project Proponent. The DCZMA has recommended the project to SCZMA, with the following conditions.

1. All construction shall be strictly in accordance with the provisions of the CRZ Notification, 2011, as amended from time to time.
2. The development shall be started only after obtaining CRZ Clearance from MoEF&CC as per CRZ Notification, 2011.
3. The project proponent shall obtain necessary prior clearance for any change in scope of project components.
4. The Project Proponent shall obtain planning permission from Department of Town and Country Planning for their proposed construction of building.
5. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
6. All necessary clearance from the concerned authority as may be applicable should be obtained prior to commencement of project or activity.
7. The area between 0 to 200 meters on the land ward side from the High Tide Line shall not be developed for any activity and shall be earmarked as "No Development Zone".
8. Project Proponent shall comply with all the conditions stipulated in the guidelines attached as Annexure III in the CRZ Notification, 2011. Detailed compliance shall be furnished to TNSCZMA.
9. The Project Proponent shall not draw any ground water within the NDZ of CRZ area.
10. The Project Proponent shall obtain necessary approval from local body for source of fresh water as committed.
11. The Project Proponent shall provide adequate capacity of sewage treatment plant for the treatment and disposal of sewage generated within the premises. The Unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board.
12. The Project Proponent shall not discharge treated / untreated sewage outside the premises.
13. The Project Proponent shall provide greenbelt covering minimum 15% of the total land area. The project proponent shall retain the existing trees and no tree cutting shall be carried out during the construction period as committed in the EIA report.

14. The Project Proponent shall segregate the municipal solid waste generated as Biodegradable and non-Biodegradable (recyclable) and dispose the same as scientifically as stipulated in Solid Waste Management Rules, 2016.
15. Proper arrangements should be made for the disposal of biodegradable solid wastes generated in the project areas, by providing Organic Waste Converter (OWC).
16. Air Pollution Control measures for the DG sets shall be provided in accordance with CPCB norms and the same shall be operated to comply with the emission standards prescribed by CPCB / TNPCB.
17. The Project Proponent shall provide parking facilities as per norms of building planning authorities and no public space shall be utilized for parking.
18. The Project Proponent shall install rooftop solar panels for the generation and utilization of electricity for its premises to the maximum extent possible.
19. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
20. The Project Proponent shall provide first aid boxes at suitable locations for easy access.
21. The project proponent shall provide safety aspects including firefighting system.
22. The project proponent shall provide rainwater harvesting facilities.
23. The Unit shall establish Environment Management Cell to administer and monitor the recommendations made in the Environment Management Plan as contained in the EIA report of the project and shall be effectively implemented.
24. The project proponent shall earmark budget for the EMP activities during construction and operation phase and the same shall be furnished to TNSCZMA.
25. The project proponent shall deposit the Corporate Environmental Responsible (CER) amount of Rs.5 Lakhs in the name of District Collector, Villupuram for de-silting of water bodies nearby the villages in Villupuram District.

The Project Proponent has submitted the replies to the above conditions vide letter dated 28.11.2024

Provisions in the CRZ Notification, 2011

- As per CRZ Notification 2011, vide Para 8 i (III) CRZ-III B (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure - III.

- Further, Annexure - III of the said Notification, the MoEF&CC, GoI have issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-II and CRZ III for occupation of tourist or visitors with prior approval of the MoEF&CC, GoI.
- **For Greenbelt Development at CRZ III (NDZ):**
As per Para 8 (i) III CRZ-III A (iii) (a), agriculture, horticulture, gardens, pasture parks, play field, and forestry are permissible activities in CRZ-III (No Development Zone) area.
- Hence, the proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.

Remarks of the Technical Expert Committee (Meeting held on 03.01.2025)

- 1) The Project Proponent (PP) should ensure that the nearby sand dunes, which are ecologically sensitive areas, are not disturbed under any circumstances.
- 2) The PP must refrain from drawing groundwater within the CRZ area.
- 3) The PP is encouraged to use eco-friendly or alternative materials instead of single-use plastics within the premises and declare the campus as a "Plastic-Free Zone." A plastic waste management plan may be included in the Environmental Management Plan (EMP).
- 4) A bio-shield plantation comprising native and salt-tolerant plant species should be developed along the seaward side to provide protection against sea erosion.
- 5) As suggested, the PP should utilize at least 50% of top roof area for solar energy production to ensure substantial renewable energy use.
- 6) The PP should submit a detailed plan for maximizing the use of renewable energy sources, and energy-efficient systems, to reduce dependence on non-renewable energy.
- 7) The PP's commitment to spend ₹51 lakhs for constructing toilet facilities and providing furniture to nearby Government schools, in consultation with the District Administration, should be formalized with clear timelines and progress reports
- 8) No physical structures should be constructed within the No Development Zone (0-200 meters from the HTL) of the CRZ area under any circumstances.
- 9) Local manpower should be utilized to the maximum extent possible during both the construction and operational phases of the project.

- 10) A detailed solid and liquid waste management plan should be included to address biodegradable and non-biodegradable waste disposal in compliance with local regulations.
- 11) The PP may be advised to implement a rainwater harvesting system to enhance freshwater conservation efforts.
- 12) A quarterly environmental monitoring report should be submitted, covering air, water, soil, and noise parameters during the construction and operational phases.

With these observations and remarks, the TEC recommended the proposal for consideration by the Authority.

The Authority may consider.

Agenda Item No 4. Proposed construction of Commercial Building (Retail Shop) at Old S.No.119/15, New S.No.119/15B1B of Kottakuppam Village, Vanur Taluk, Villupuram District by Mr.Sandeep Agarwal, Bangalore. (Single Window No.SW/216088/2024)

The District Environmental Engineer, TNPCB, Villupuram has forwarded a proposal received from Mr. Sandeep Agarwal for the proposed construction of Commercial Building (Retail Shop) at Old S.No.119/15, New S.No.119/15B1B of Kottakuppam Village, Vanur Taluk, Villupuram District. The EIA report prepared by M/s. Green Envirocare Private Limited, Chennai having NABET certificate No. NABET/EIA/23-26/IA 0126, valid up to 19.10.2026.

Need for the Project

Kottakuppam Municipality is lies on the East Coast Road, on the Chennai-Puducherry route, adjacent to Puducherry city in the northern part. The Project Proponent has proposed the construction of Commercial Building (Retail Shop) at ECR, Kottakuppam Village & Municipality. The total plot area of the development is 5625.33 Sq.m. and the total built up area of the project is 9813.09 Sq.m.

Location of the Project

The proposed area is to construct a Commercial Building (Retail Shop) in Old S.No.119/15, New S.No.119/15B1B of Kottakuppam Village, Vanur Taluk, Villupuram District. The geographical location of the project site Latitude and Longitude are 110 58'58.68" N and 790 50'44.65"E. The geographical location of the project is given below.

Point	Latitude	Longitude
A	11° 59' 0.27" N	79° 50'44.16"E
B	11° 58' 59.42" N	79° 50'46.19"E
C	11° 58' 57.06" N	79° 50'45.35"E
D	11° 58' 57.79" N	79° 50'43.32"E
E	11° 59' 57.93" N	79° 50'43.37"E
F	11° 59' 58.01" N	79° 50'43.15"E

Description of the Project

The proposed infrastructure facilities envisaged includes a Basement Floor + Ground floor + Two Floors + Terrace Floors structure.

A. Land: The land use split up of the project is given below.

S.No	Description	CRZ Classification	Area (Sq.m)	Area (in %)
1	Total land area	CRZ-II	5,625.33	
2	Non CRZ land area		-	
3	Ground coverage		2923.83	52
4	Green Belt area		562	10
5	Roads and Pavements		1842.85	33
6	Surface Parking Area		243.16	4
7	STP, Solid waste handling yard and other utilities		53.49	1
	CRZ land area		5,625.33	

B. Proposed Building: The details of built-up area break up are given below.

S.No	Description (Block 1)	FSI Area (m ²)	Non FSI Area (m ²)	Total Built-up Area (m ²)	Parking Area (Sq.m.)
1	Basement Floor 1	-	-	-	3110.89 (86 - Car 72 - Two-wheeler)
2	Ground Floor	2788.40	14.11	-	-
3	First Floor	2892.05	19.80	-	-
4	Second Floor	889.73	4.39	-	-
5	Terrace Floor	-	93.72	-	-
	Total	6570.18	132.02	-	3110.89
Total Built-up Area				9813.09 Sq.m.	
Floor Space Index (FSI)				1.167	

Manpower requirement:

During construction Phase: 40 Nos. & during operation Phase: 1095 Nos.

Water requirement & Sewage generation

Construction phase:

During the construction phase, the water requirement 1800 lpd, sewage generation is anticipated from temporary toilets which will be disposed through septic tank with soak pit arrangements. The total wastewater generation is expected to be about 1620 lpd. (90% of water requirement) for 40 persons.

Operation phase:

The Total water required during the operation phase is 21 KLD. 12 KLD will be met out from local body and 9 KLD from recycled water.

Sewage treatment Plant and its disposal

The total sewage generation is 18 KLD and 20 KLD is proposed for treated in the Sewage Treatment plant. Treated sewage of 17 KLD will be reused for Flushing (7 KLD), Greenbelt development (2 KLD) & the excess will be used for Avenue Plantation (8KLD).

Solid Waste Management**Construction phase:**

The solid waste materials will be segregated. The construction and demolition waste generated will be disposed as per the construction and demolition waste management rules 2016. Top soil will be later used for landscaping purpose. Remaining soil will be used for back filling & levelling of site.

Operation phase:

Bio-degradable waste @ 96 Kg/day will be disposed by OWC and Non-Bio-degradable waste @ 145 kg/day will be handed over to recycles.

Power requirement & its source

The total power requirement for the proposed project is about 350 kVA and it will be met out from TANGEDCO. DG set with capacity of 500 kVA (1 nos.) will be used as backup power.

Greenbelt development

The 10% of land i.e. 562.68 Sq.m. will be proposed for green belt development from total land area of the proposed development of 5625.33 Sq.m. 75 Nos. of trees are proposed for plantation.

Parking Requirement

It is proposed to provide 86 Nos. of Cars and 72 Nos. of two wheelers.

CRZ Classification and Project Cost

The entire proposed project site is falling in CRZ-II area and the landward side of existing road. The project site is 230m away from the sea and the proposed project cost is Rs.4.80 crores.

Recommendations of DCZMA

The proposal was placed before the DCZMA of Villupuram district in the meeting held on 29.10.2024 and stated that the subcommittee from DCZMA has inspected the site on 24.10.2024 and stated that the construction activity is yet to be started by the Project Proponent. The DCZMA has recommended the project to SCZMA, with the following conditions.

1. The Project Proponent shall obtain planning permission from Department of Town and Country Planning for their proposed construction of building.
2. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
3. All necessary clearance from the concerned authority as may be applicable should be obtained prior to commencement of project or activity.
4. The Project proponent shall comply with CRZ Notification, 2011 i.e. Floor Space Index or Floor Area Ratio shall be as per 1991 level.
5. The Project Proponent shall obtain necessary approval from local body for source of fresh water as committed.
6. The Project Proponent shall provide adequate capacity of sewage treatment plant for the treatment and disposal of sewage generated within the premises. The Unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board.
7. The project proponent shall utilize the excess treated sewage for avenue Plantation as committed.
8. The project proponent shall provide greenbelt as proposed with total area of 562.68 Sq.m. The project proponent shall provide necessary compensatory plantation at 1:10 for trees to be cut.
9. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016.
10. Proper arrangements should be made for the disposal of biodegradable solid wastes generated in the project areas, by providing Organic Waste Converter (OWC).
11. Air Pollution Control measures for the DG sets shall be provided in accordance with CPCB norms and the same shall be operated to comply with the emission standards prescribed by CPCB / TNPCB.

12. The Project Proponent shall install rooftop solar panels for the generation and utilization of electricity for its premises to the maximum extent possible.
13. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
14. The Project Proponent shall provide first aid boxes at suitable locations for easy access.
15. The project proponent shall provide rainwater harvesting facilities for recharge the ground water.
16. The project proponent shall deposit the Corporate Environmental Responsible (CER) amount of Rs.5 Lakhs in the name of District Collector, Villupuram for de-silting of water bodies nearby the villages in Villupuram District.

The Project Proponent has submitted the replies to the above conditions vide letter dated 07.12.2024

Provisions in the CRZ Notification, 2011

- As per CRZ Notification 2011, vide Para 8 CRZ II (i) & (ii):
- (i) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
- Buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level, provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road. (An existing road is available on the seaward side of the proposed project as per HTL Demarcation map).
- The total built up area is below 20,000 Sq.m. (i.e.9813.09 Sq.m.) and requires clearance from State Planning Authority (DTCP) after the recommendation of TNSCZMA.

Remarks of the Technical Expert Committee (Meeting held on 03.01.2025)

- 1) The PP should ensure proper segregation and disposal of biodegradable and non-biodegradable waste. A detailed Solid Waste Management Plan (SWMP) should be submitted, specifying the method of segregation, collection, transportation, and disposal as per applicable norms.

- 2) No industrial or manufacturing activities should be conducted within the commercial building premises. The premises shall only be used for retail purposes as proposed.
- 3) The PP should explore and implement measures to maximize the utilization of renewable energy sources to reduce reliance on non-renewable energy. This includes adopting energy-efficient appliances and systems.
- 4) As suggested by the TEC, the PP should utilize atleast 50% of the rooftop area for solar energy production to meet part of the building's energy demand.
- 5) The PP's commitment to spend ₹9 lakhs for constructing toilet facilities and providing furniture to nearby Government schools, in consultation with the District Administration, should be formalized with a clear implementation timeline and periodic progress reporting.
- 6) The green belt development should be implemented as proposed in consultation with the Forest Department. A list of recommended native tree, shrub, and herb species should be included to ensure biodiversity enhancement. If space constraints limit green belt development within the premises, the PP may deposit the requisite amount with the District Green Committee to support afforestation or urban greening initiatives.
- 7) In addition to rooftop solar energy, the PP may be encouraged to consider additional energy-saving measures such as smart lighting, natural ventilation, and energy-efficient Green building.
- 8) The PP should utilize local manpower to the maximum extent possible during both the construction and operational phases
- 9) The PP is advised to include rainwater harvesting and water-efficient fixtures to minimize freshwater usage.
- 10) Given that the proposal is for a commercial building, a detailed traffic and parking management plan is requested to avoid congestion in the area.

With the above observations and remarks, the TEC recommended the proposal for consideration of the Authority.

The Authority may consider.

Agenda Item No.5: Construction of Kalaignar International Convention Centre at S.No.82/2A2, 82/2B2, 97/3, Muttukadu Village, Thiruporur Taluk, Chengalpattu District by PWD, Building (C&M) Division, Chengalpattu (Single Window No. SW/228207/2024)

The District Environmental Engineer, TNPCB, Maraimalai Nagar, Chengalpattu has forwarded a proposal received from PWD, Building (C&M) Division, Chengalpattu for the proposed construction of Kalaignar International Convention Centre (KICC) at S.No.82/2A2, 82/2B2, 97/3, Muttukadu Village, Thiruporur Taluk, Chengalpattu District proposed by the Executive Engineer, Building (C&M) Division, Public Works Department, Chengalpattu.

The project information and EIA, EMP report prepared by M/s. ABC Techno Labs India Private Limited, Chennai having NABET certificate No. NABET/EIA/2225/RA 0290, valid up to 16.11.2025.

Background of the project

- The Hon'ble Chief Minister of Tamil Nadu has announced for the construction International Convention Centre at Muttukadu Village, Chengalpattu district at an estimate cost of Rs.525 crores. Accordingly, the Public Works (Y1) Department has issued administrative and financial sanction, vide G.O. (Ms) No. 23, dated 04.09.2024.
- The District Collector, Chengalpattu has transferred the poromboke land of 0.35.50 Hectares in Survey No.82/2A2, Muttukadu Village, Thiruporur Taluk, Chengalpattu district, vide Proc. No. Na Ka. 10719/2023/A3, dated 13.10.2023 and the Meikkalporomboke land of 32.71.50 Hectares in Survey No.97/3, Muttukadu Village, Thiruporur Taluk, Chengalpattu district, vide Proc.No. Ka.15276/2023/A3, dated 26.09.2024.
- The Government has sanctioned Rs.72.72 lakhs to PWD towards compensation for HR & CE land of 3.08.50 Hectare in Survey No. 82/2B2, Muttukadu Village, Thiruporur Taluk, Chengalpattu district, vide G.O. (Ms) No. 20, Public Works Department, dated 05.08.2024.

Need for the Project

For emerging economies like India, exhibitions have become a credible business tool not only to showcase growing industrial strength but also to create larger business opportunities across segments. The proposed KICC will have world class infrastructure related to trade and promotional activities, conventions, conferences, exhibitions,

corporate meetings, specialized events and logistics facilities. The development of project will open the economy for foreign investments, hence gaining grounds at international level.

Location of the Project

KICC is located at Muttukadu village, Thiruporur Taluk, Chengalpattu District, TN proposed by PWD. The proposed project having the land area of 14.84 ha. The site is located in between latitudes 12° 49' 18.446" N to 12° 49' 04.569" N & longitudes 80° 14'25.184"E to 80°14'26.718"E and latitude covered under the survey of India Toposheet no.66D/1, 66D/2. The geographical location of the project is given below.

Point	Latitude	Longitude
1.	12° 49' 18.41" N	80° 14'24.95"E
2.	12° 49' 18.50" N	80° 14'28.78"E
3.	12° 49' 19.52" N	80° 14'32.32"E
4.	12° 49' 18.74" N	80° 14'37.46"E
5.	12° 49' 11.23" N	80° 14'37.13"E
6.	12° 49' 11.23" N	80° 14'34.78"E
7.	12° 49' 9.54" N	80° 14'34.73"E
8.	12° 49' 9.61" N	80° 14'37.16"E
9.	12° 49' 5.74" N	80° 14'37.10"E
10.	12° 49' 5.04" N	80° 14'35.29"E
11.	12° 49' 6.33" N	80° 14'35.21"E
12.	12° 49' 6.22" N	80° 14'33.80"E
13.	12° 49' 5.02" N	80° 14'33.92"E
14.	12° 49' 4.63" N	80° 14'26.35"E

Description of the Project

The proposed KICC land area is admeasuring 1,48,454 m² and built-up area of 47,658 m² plan to have convention hall with a capacity to accommodate 1,500 people, an auditorium with a seating capacity of 1,000, and an exhibition hall with a capacity to hold 4,000 people. In addition, open space recreation, landscaping, indoor & outdoor dining areas and parking facilities for about 4,000 vehicles have also been planned. The total project cost is **525 Crore**. The details of built-up area break up are given below.

A. Land: The land use split up of the project is given below.

S. No	Description	CRZ Classification	Area (Sq.m)	Remarks
1	No activities are planned in this CRZ area	CRZ - III (200m to 500m from HTL)	24,767	No development proposed in this area
		Outside CRZ	1,23,687	
Total land area			1,48,454 m²	

S.No	Components	Area (Sq.m)	Area (in acres)	Percentage
1	Plot Coverage	27,326	6.75	18.41
2	OSR area	15,200	3.75	10.24
3	Green Belt area	22,365	5.52	15.07
4	Internal roads	19,184	4.74	12.92
5	Parking area	25,252	6.24	17.01
6	VVIP Car parking area	1,476	0.36	0.994
7	Utility & Service area	12,884	3.18	8.679
8	CRZ area (No activities planned)	24,767	6.12	16.68
	Total land area	1,48,454	36.7	100

B. Proposed Building (Non CRZ area): The details of built-up area break up are given below. The buildings are proposed in outside CRZ area.

S. No	Components	Built-up Area (Sq.m)
1	Exhibition Hall (including basement parking)	29,793
2	Convention Hall	7,869
3	Auditorium Hall	9,996
	Total	47,658

The total land area of the project is 1,48,454 sq.mtr. The land area in CRZ-III (200m to 500m from HTL) is 24,767 sq.mtr. and outside CRZ area is 1,23,687 sq.mtr.

Water requirement & Sewage generation

The Water requirement during construction phase will approximately be 20 KLD will be met through private water tankers and the total water requirements during operation phase of the project is about 101 KLD of fresh water requirement will be sourced through Local Panchayat.

Sewage treatment Plant and its disposal

Quantity of sewage generation during construction phase will be about 8.4 KLD, which will be disposed through Bio-septic tank. Quantity of sewage generated during operation phall will be 95 KLD, which will be treated through MBR based designed STP

capacity of 250 KLD. The part of treated water 14 KLD will be used for greenbelt development and remaining 66 KLD recycled back to toilet flushing, thereby reducing the fresh water requirement to 33.750 KLD.

Solid Waste Management

The estimated quantity of municipal solid waste generated during construction phase will be 60 kg/day and which will be disposed through local panchayat as per MSW rules, 2016. During the operational phase (approximately 100 days) will be 1315 kg/day and it will be disposed through local panchayat as per MSW, 2016. Specific Solid waste Generation & Management is given below,

S.No.	Municipal Solid Waste	Quantity (Kg/day)	Mode of Disposal
1	Biodegradable waste (40%)	526	Disposed through local panchayat
2	Non-Biodegradable waste (60%)	789	
3	STP Sludge (BOD value in mg/l, Factor 0.48)	13.68	Used as manure in greenbelt development

Power requirement & its source

The total electric load for the proposed project is 1000 kW, the required power will be availed from TANGEDCO. DG set with capacity of 2x500 kVA DG set will be utilized as backup power. DG set will have AMF panel inside the acoustic enclosure along with fuel tank, batteries and engine mounted control panel.

Greenbelt development

It is proposed to provide a dense tree cover and to provide good sound and dust barriers, the planting of tress species in open areas will be done. No trees will be cut during the construction phase. The greenbelt area of 22,372 Sq.m. is proposed for developed green belt.

Parking Requirement

It is proposed to provide 1,580 Nos. (including physically challenged) of four-wheeler, 1,700 Nos. (including physically challenged) two wheelers, 100 Nos. of Bus and

118 VVIP parking. In the project site, 26,728 sq.m. area has been allocated for parking of two-wheeler, four-wheeler and VVIP Parking area.

CRZ Classification and Project Cost

The proposed project site is partially falls in CRZ - III (200m to 500m from HTL) and the proposed total cost of the project is **Rs.525 Crores**.

Recommendations of DCZMA

The proposal was placed before the DCZMA of Chengalpattu district in the meeting held on 20.12.2024. The DCZMA has recommended the project to SCZMA, with the following conditions.

1. The area between 0 to 200 meters on the land ward side form the high tide line shall not be developed for any activity and shall be earmarked as No Development Zone.
2. Project Proponent shall comply with all the conditions stipulated in the guidelines attached as Annexure III in the CRZ Notification 2011.
3. Project Proponent shall undertake the establishment only after getting the required Clearance from Competent authorities such as Planning Permission, Plan Approval etc., including the clearance under CRZ Notification, 2011 and other statutory clearances.
4. Project Proponent shall obtain the Environmental Clearance from the State Level Impact Assessment Authority (SIEAA).
5. Project Proponent shall obtain planning permission from Directorate of Town and Country Planning (DTCP) for their proposed construction of building.
6. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
7. Project Proponent shall provide adequate capacity of sewage treatment plant (STP) for the treatment and disposal of sewage generated within the premises. The unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board
8. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016. Proper arrangement s should be made for the disposal of biodegradable solid waste generated in the project areas, by providing Organic Waste Converter (OWC)
9. The Project proponent shall install roof top solar panels for the generation and utilization of electricity for its premises to the maximum extent possible.

10. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
11. Project Proponent shall provide Rain Water Harvesting facilities so as to reduce the fresh water utilization to the minimum possible extent.
12. Project Proponent shall establish Environment Management Cell to administer and monitor the recommendations made in the Environmental Management Plan as contained in the EIA report of the project and shall be effectively implemented.
13. Project Proponent shall not draw any ground water within the CRZ area if the water is to be extracted from outside CRZ area, NOC from the central ground Water Authority/State shall be obtained for the drawal of Ground Water.
14. Project Proponent shall create Green Belt Development to the Maximum extend and utilize the rain water to the maximum extent.

The Project Proponent has submitted has submitted the reply /compliance to the above conditions, vide letter dated 30.12.2024

Provisions in the CRZ Notification, 2011

- There is no construction activities proposed in CRZ area. The entire building structures are falling outside CRZ zone and the built up area is above 20,000 sq.mtr.
- Hence, as per 4 (i) (d) of CRZ Notification, 2011, the proposal may be forwarded to SEIAA.

Remarks of the Technical Expert Committee (Meeting held on 03.01.2025)

1. The Proponent should not carry out any construction activity in CRZ area. The TEC strongly recommends that the entire CRZ area within the project site be dedicated to green belt development activities using native plant species to enhance biodiversity and ecological resilience.
2. The PP has proposed sourcing freshwater from Muttukadu Panchayat. However, considering the existing demand on this source, the TEC advises the PP to identify alternative freshwater sources, such as nearby desalination plants or private water suppliers, to ensure sustainable water availability without overburdening local resources.
3. The PP mentioned that solid waste generated during the operational phase will be managed by the local Panchayat. However, the TEC noted that the Panchayat's existing infrastructure for waste segregation and disposal may be inadequate. The PP is therefore advised to:
 - a) Submit a detailed Solid Waste Management Plan (SWMP), including waste segregation, collection, and disposal methods.
 - b) Engage a private waste management partner if required to ensure efficient waste management and compliance with regulatory standards.

4. The PP should explore and implement measures to maximize the utilization of renewable energy sources to reduce reliance on non-renewable energy. This will also help elevate the project to meet international sustainability standards for large convention centres.
 - a) A minimum of 50% of the rooftop area may be dedicated to solar panel installation.
 - b) The use of energy-efficient building materials, smart lighting systems, and natural ventilation designs should be explored.
5. The PP's commitment to spending ₹5 crores under CER activities for promoting health facilities in nearby villages, in consultation with the District Administration and Health & Family Welfare Department, should be formalized with clear action plans and implementation timelines.
6. The PP is encouraged to increase the proposed rainwater storage capacity from the current 400 m³. A comprehensive Rainwater Harvesting and Water Conservation Plan may be submitted to demonstrate the enhanced storage design, recharge potential, and usage.
7. Given the scale of the convention centre, a detailed traffic impact assessment should be conducted, and a traffic and parking management plan should be submitted to mitigate congestion.
8. The PP is advised to develop a carbon footprint mitigation plan, including tree plantation drives, energy conservation measures, and sustainable construction practices.
9. The PP should submit quarterly environmental monitoring reports, covering key environmental parameters such as air quality, water quality, and noise levels during the construction and operational phases.

With the above observations and remarks, the TEC recommended the proposal for consideration of the Authority.

Agenda Item No.06

Any other subject with the permission of the Chair.

**Thiru A.R. Rahul Nadh, I.A.S.,
Member Secretary,
Tamil Nadu State Coastal Zone
Management Authority &
Director, Department of Environment &
Climate Change,
Chennai - 15.**

**Dr. P. SenthilKumar, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and
Principal Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai-9.**

Minutes of the 131st meeting of Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) held on 07.01.2025

The Member Secretary welcomed all the members of Tamil Nadu State Coastal Zone Management Authority, for the 131st meeting of the Tamil Nadu State Coastal Zone Management Authority.

Agenda Item No. 01: Confirmation of the minutes of the 130th meeting of the Tamil Nadu State Coastal Zone Management Authority held on 13.12.2024

The 130th meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 13.12.2024 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1/1832/2024 dated 23.12.2024, was confirmed.

Agenda Item No.02: The action taken on the decision of 130th meeting of the Authority held on 13.12.2024

The Member Secretary briefed the Members about the action taken by the Department of Environment and Climate Change on the decisions made during the 130th meeting held on 13.12.2024, which was noted down by the members.

Agenda Item No.3: Proposed Construction of Beach Resort Building at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6,398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District by M/s. Srisun Resort Private Limited, Puducherry (Single Window No.SW/220661/2024)

Project Cost: Rs.25.61 crores

CRZ Classification: CRZ-III (0-200m from HTL (No Development Zone) and CRZ III (200m to 500m from HTL) area

The State Coastal Zone Management Authority (SCZMA) examined the recommendation of the District Coastal Zone Management Authority (DCZMA) of Villupuram district in the meeting held on 29.10.2024. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) and the replies submitted by the Project Proponent for those remarks.

Provisions as per the CRZ Notification, 2011:

- As per CRZ Notification 2011, vide Para 8 i (III) CRZ-III B (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure - III.
- Further, Annexure - III of the said Notification, the Ministry of Environment Forest and Climate Change (MoEF&CC), Government of India have issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-II and CRZ III for occupation of tourist or visitors with prior approval of the MoEF&CC, Government of India.
- **For Greenbelt Development at CRZ III (NDZ):**
As per Para 8 (i) III CRZ-III A (iii) (a), agriculture, horticulture, gardens, pasture parks, play field, and forestry are permissible activities in CRZ-III (No Development Zone) area.
- Hence, the proposal may be recommended to MoEF & CC, Government of India, for issuing Clearance.

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority

The Authority decided to recommend the proposal to MoEF & CC, Government of India, for Coastal Regulation Zone Clearance with the following conditions:

1. As the total project area covers maximum area in CRZ-III (NDZ), the Project proponent may utilize the Open Area for Parking the vehicles instead of the proposed Parking Area in the basement of the building.
2. The Project Proponent shall use the CRZ-III(NDZ) area for ground water recharge and some space can be left as natural without any development.
3. The Project Proponent has submitted only the lease agreement copy agreed between M/s. Sai Supreme Holding Company Pvt. Ltd., and M/s. Srisun Resorts Pvt., Ltd., The Authority has directed the Project Proponent should submit the land ownership document.
4. The Authority suggested to register the lease agreement document immediately to avoid loss of exchequer to Government.
5. The Project Proponent (PP) should ensure that the nearby sand dunes, which are ecologically sensitive areas, are not disturbed under any circumstances.

6. The PP must refrain from drawing groundwater within the CRZ area.
7. The PP is encouraged to use eco-friendly or alternative materials instead of single-use plastics within the premises and declare the campus as a "Plastic-Free Zone." A plastic waste management plan may be included in the Environmental Management Plan (EMP).
8. A bio-shield plantation comprising native and salt-tolerant plant species should be developed along the seaward side to provide protection against sea erosion.
9. As suggested, the PP should utilize at least 50% of top roof area for solar energy production to ensure substantial renewable energy use.
10. The Project Proponent should submit a detailed plan for maximizing the use of renewable energy sources, and energy-efficient systems, to reduce dependence on non-renewable energy.
11. The Project Proponent's commitment to spend ₹51 lakhs for constructing toilet facilities and providing furniture to nearby Government schools, in consultation with the District Administration, should be formalized with clear timelines and progress reports
12. No physical structures should be constructed within the No Development Zone (0-200 meters from the HTL) of the CRZ area under any circumstances.
13. Local manpower should be utilized to the maximum extent possible during both the construction and operational phases of the project.
14. A detailed solid and liquid waste management plan should be prepared by the PP. The segregation of biodegradable and non-biodegradable waste shall be done in the site itself and in house arrangements for proper processing of bio degradable waste shall be shall be provided in the site. No waste should be disposed into the sea.
15. The authority instructed that the Proponent should design their own solid waste management system within the campus to efficiently segregate dry and wet waste and convert organic waste into manure to use landscaping and greenery.
16. The PP is advised to implement a rainwater harvesting system to enhance freshwater conservation efforts.
17. A quarterly environmental monitoring report should be submitted, covering air, water, soil, and noise parameters during the construction and operational phases, the concern District Environmental Engineer.

18. The development shall be started only after obtaining CRZ Clearance from MoEF & CC as per CRZ Notification, 2011.
19. The project proponent shall obtain necessary prior clearance for any change in scope of project components.
20. The Project Proponent shall obtain planning permission from Department of Town and Country Planning for their proposed construction of building.
21. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
22. All necessary clearance from the concerned authority as may be applicable should be obtained prior to commencement of project or activity.
23. The area between 0 to 200 meters on the land ward side from the High Tide Line shall not be developed for any activity and shall be earmarked as "No Development Zone".
24. The Project Proponent shall obtain necessary approval from local body for source of fresh water as committed.
25. The Project Proponent shall provide adequate capacity of sewage treatment plant for the treatment and disposal of sewage generated within the premises. The Unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board.
26. The Project Proponent shall not discharge treated / untreated sewage outside the premises.
27. The Project Proponent shall provide greenbelt covering minimum 15% of the total land area. The project proponent shall retain the existing trees and no tree cutting shall be carried out during the construction period as committed in the EIA report.
28. Air Pollution Control measures for the DG sets shall be provided in accordance with Central Pollution Control Board (CPCB) norms and the same shall be operated to comply with the emission standards prescribed by Central Pollution Control Board / Tamil Nadu Pollution Control Board.
29. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
30. The Project Proponent shall provide first aid boxes at suitable locations for easy access.

31. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016.
32. The project proponent shall provide safety aspects including firefighting system.
33. The Unit shall establish Environment Management Cell to administer and monitor the recommendations made in the Environment Management Plan as contained in the EIA report of the project and shall be effectively implemented.
34. The project proponent shall earmark budget for the EMP activities during construction and operation phase.

Agenda Item No 4. Proposed construction of Commercial Building (Retail Shop) at Old S.No.119/15, New S.No.119/15B1B of Kottakuppam Village, Vanur Taluk, Villupuram District by Mr.Sandeep Agarwal, Bangalore. (Single Window No. SW/216088/2024)

Project Cost: Rs.4.80 crores

CRZ Classification: CRZ-II area

The SCZMA examined the recommendation of the District Coastal Zone Management Authority (DCZMA) of Villupuram district in the meeting held on 29.10.2024. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) and the replies submitted by the Project Proponent for those remarks.

Provisions as per the CRZ Notification, 2011:

- As per CRZ Notification 2011, vide Para 8 CRZ II (i) & (ii):
- (i) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
- Buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level, provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road. (An existing road is available on the seaward side of the proposed project as per HTL Demarcation map).

- The total built up area is below 20,000 Sq.m. (i.e.9813.09 Sq.m.) and requires clearance from State Planning Authority (DTCP) after the recommendation of TNSCZMA.

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority

The authority questioned about the low project cost of ₹500 per sq ft for 98000 sq ft. The proponent clarified that only a warm shell will be constructed, with occupants completing all works including external finishes as per their preferences. The authority advised recalculating the project cost for accuracy.

The Authority decided to recommend the proposal to DTCP, for CRZ Clearance with the following conditions:

1. The Authority instructed that the subject proposal will be granted only after the PP will submit the revised project cost estimates and remittance of scrutiny fees accordingly.
2. The PP must refrain from drawing groundwater within the CRZ area.
3. No industrial or manufacturing activities should be conducted within the commercial building premises. The premises shall only be used for retail purposes as proposed.
4. The PP should explore and implement measures to maximize the utilization of renewable energy sources to reduce reliance on non-renewable energy. This includes adopting energy-efficient appliances and systems.
5. As suggested by the TEC, the PP should utilize atleast 50% of the rooftop area for solar energy production to meet part of the building's energy demand.
6. The authority instructed that the Proponent should design their own solid waste management system within the campus to efficiently segregate dry and wet waste and convert organic waste into manure to use landscaping and greenery.
7. The PP's commitment to spend ₹9 lakhs for constructing toilet facilities and providing furniture to nearby Government schools, in consultation with the District Administration, should be formalized with a clear implementation timeline and periodic progress reporting.
8. The green belt development should be implemented as proposed in consultation with the Forest Department. A list of recommended native tree, shrub, and herb species should be included to ensure biodiversity enhancement. If space constraints limit green belt development within the

premises, the PP may deposit the requisite amount with the District Green Committee to support afforestation or urban greening initiatives.

9. In addition to rooftop solar energy, the PP may be encouraged to consider additional energy-saving measures such as smart lighting, natural ventilation, and energy-efficient Green building.
10. The PP should utilize local manpower to the maximum extent possible during both the construction and operational phases.
11. The PP is advised to include rainwater harvesting and water-efficient fixtures to minimize freshwater usage.
12. Given that the proposal is for a commercial building, a detailed traffic and parking management plan is requested to avoid congestion in the area.
13. The Project Proponent shall obtain planning permission from Department of Town and Country Planning for their proposed construction of building.
14. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
15. All necessary clearance from the concerned authority as may be applicable should be obtained prior to commencement of project or activity.
16. The Project proponent shall comply with CRZ Notification, 2011 i.e. Floor Space Index or Floor Area Ratio shall be as per 1991 level.
17. The Project Proponent shall obtain necessary approval from local body for source of fresh water as committed.
18. The Project Proponent shall provide adequate capacity of sewage treatment plant for the treatment and disposal of sewage generated within the premises. The Unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board.
19. The project proponent shall utilize the excess treated sewage for avenue Plantation as committed.
20. The project proponent shall provide greenbelt as proposed with total area of 562.68 Sq.m. The project proponent shall provide necessary compensatory plantation at 1:10 for trees to be cut.
21. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016.

22. A detailed solid and liquid waste management plan should be prepared by the PP. The segregation of biodegradable and non-biodegradable waste shall be done in the site itself and in house arrangements for proper processing of bio degradable waste shall be shall be provided in the site. No waste should be disposed into the sea.
23. With respect to the non-bio degradable waste necessary provisions shall be created for proper processing and safe disposal, compiling with all existing rules and regulation.
24. Air Pollution Control measures for the DG sets shall be provided in accordance with CPCB norms and the same shall be operated to comply with the emission standards prescribed by CPCB / TNPCB.
25. The Project Proponent shall provide first aid boxes at suitable locations for easy access.
26. The PP should ensure proper segregation and disposal of biodegradable and non-biodegradable waste.

Agenda Item No.5: Construction of Kalaignar International Convention Centre at S.No.82/2A2, 82/2B2, 97/3, Muttukadu Village, Thiruporur Taluk, Chengalpattu District by PWD, Building (C&M) Division, Chengalpattu

Project Cost: Rs. 525 Crores

CRZ Classification: CRZ - III (200m to 500m from HTL)

The SCZMA examined the recommendation of the District Coastal Zone Management Authority (DCZMA) of Chengalpattu district in the meeting held on 20.12.2024. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) and the replies submitted by the Project Proponent for those remarks.

Provisions as per the CRZ Notification, 2011:

- There is no construction activities proposed in CRZ area. The entire building structures are falling outside CRZ zone and the built up area is above 20,000 sq.mtr.
- Hence, as per 4 (i) (d) of CRZ Notification, 2011, the proposal may be forwarded to State Environment Impact Assessment Authority (SEIAA).

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority

The Authority decided to recommend the proposal to SEIAA, for issuing CRZ Clearance with the following conditions:

1. The Project Proponent has proposed to install a 250 KLD capacity STP to meet a water demand of 95 KLD. The Authority stated that this design is oversized for the occasional usage of the convention center and suggested redesigning the STP to align with the actual water demand.
2. The Waste Water Management Plan may be relooked and revised plan should be submitted to SEIAA.
3. A detailed solid and liquid waste management plan should be prepared by the PP. The segregation of biodegradable and non-biodegradable waste shall be done in the site itself and in house arrangements for proper processing of bio degradable waste shall be provided in the site. No waste should be disposed into the sea.
4. As far as possible, usage of single use plastic should be reduced.
5. The authority instructed that the Proponent should design their own solid waste management system within the campus to efficiently segregate dry and wet waste and convert organic waste into manure for to use landscaping and greenery.
6. The Authority suggested that the PP may engage private partner to segregate the non-biodegradable and biodegradable wastes.
7. The Project Proponent should design the building plinth height in accordance with the HTL of surrounding water bodies to avoid water stagnation.
8. The Authority suggested that access to beach through CRZ III area shall not be blocked by the project proponent.
9. The Proponent should not carry out any construction activity in CRZ area and the entire CRZ area within the project site be dedicated to green belt development activities using native plant species to enhance biodiversity and ecological resilience.
10. The PP has proposed sourcing freshwater from Muttukadu Panchayat. However, considering the existing demand on this source, the Authority advises the PP to identify alternative freshwater sources, such as nearby desalination plants or private water suppliers, to ensure sustainable water availability without overburdening local resources.
11. The PP should explore and implement measures to maximize the utilization of renewable energy sources to reduce reliance on non-renewable energy. This will also help elevate the project to meet international sustainability standards for large convention centres.
12. The PP mentioned that 50% of the rooftop area will be dedicated to solar panel installation. The authority suggested that the excess generation of the power to be supplied to the TNEB grid

13. The use of energy-efficient building materials, smart lighting systems, and natural ventilation designs should be explored.
14. The PP's commitment to spending ₹5 crores under CER activities for promoting health facilities in nearby villages especially to Karikattukuppam Village, in consultation with the District Administration and Health & Family Welfare Department, should be formalized with clear action plans and implementation timelines.
15. The PP is encouraged to increase the proposed rainwater storage capacity from the current 400m³. A comprehensive Rainwater Harvesting and Water Conservation Plan may be submitted to demonstrate the enhanced storage design, recharge potential, and usage.
16. The PP is advised to develop a carbon footprint mitigation plan, including tree plantation drives, energy conservation measures, and sustainable construction practices.
17. The PP should submit quarterly environmental monitoring reports, covering key environmental parameters such as air quality, water quality, and noise levels during the construction and operational phases, to the TNPCB.
18. The area between 0 to 200 meters on the land ward side from the high tide line shall not be developed for any activity and shall be earmarked as No Development Zone.
19. Project Proponent shall undertake the establishment only after getting the required Clearance from Competent authorities such as Planning Permission, Plan Approval etc., including the clearance under CRZ Notification, 2011 and other statutory clearances.
20. Project Proponent shall obtain planning permission from Directorate of Town and Country Planning (DTCP) for their proposed construction of building.
21. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
22. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016. Proper arrangements should be made for the disposal of biodegradable solid waste generated in the project areas, by providing Organic Waste Converter (OWC)
23. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
24. Project Proponent shall establish Environment Management Cell to administer and monitor the recommendations made in the Environmental Management Plan as contained in the EIA report of the project and shall be effectively implemented.
25. Project Proponent shall not draw any ground water within the CRZ area.

Addl. Agenda Item No.1: Clarification on scrutiny fee for the proposed laying of Natural Gas Pipeline in Greater Chennai Area by M/s. Torrent Gas Chennai Private Limited, Mylapore, Chennai

The Member-Secretary informed that the PP has mentioned in the Form-I that the cost of the Project is Rs.5000 crores and they subsequently informed that the project cost for the next 8 years is Rs.5000 crores. Further, they informed that the actual cost of the project within CRZ area is Rs.48.42 crores and requested to revise the scrutiny fee for the CRZ area only. The Authority has clarified that the scrutiny fee of the CRZ proposals are calculated based on the total cost of the project and the same is mentioned in G.O.Ms.No.107 Dt. 06.07.2024. Hence the request by the PP is rejected.

Addl. Agenda Item No.2 Original Application No. 10 of 2023 filed before the Hon'ble NGT (Western Zone), Pune, challenging the CRZ Notification, 2019

The Original Application No. 10/2023 (WZ) was filed before the Hon'ble NGT (Western Zone) challenging the CRZ Notification, 2019. The NGT later consolidated it with O.A. Nos. 09/2023 (WZ) and 106/2022 (WZ). On 16/10/2024, NGT has decided to form a larger Bench to hear the cases and issued order to implead all coastal states, union territories, and their SCZMAs as respondents. Consequently, TNSCZMA was impleaded in all 3 cases.

During the hearing on 19/12/2024, four weeks' time was granted to file replies. As instructed by the government, this subject is placed before the authority. The authority has directed the Member Secretary, TNSCZMA to coordinate with legal counsel and follow up.

Addl. Agenda Item No.3 Additional expenditure for making ground truthing by the NCSCM to comply the Hon'ble NGT (SZ) order on CZMP

Based on the directions of the Hon'ble NGT (SZ) in O.A.No.101 of 2023 dated 17.10.2024, the NCSCM was requested to make ground truthing to finalize the draft CZMP as per the CRZ Notification, 2019. The Government has instructed to NCSCM to expedite the ground truthing for the draft CZMP, utilizing the funds from Coastal Zone Development funds. Further, as requested by NCSCM, an amount of Rs.26,55,000/- was released to NCSCM from EMAT funds, considering the urgency in releasing the draft CZMP. Now, the authority has accepted the request of Member Secretary, TNSCZMA

to reimburse the amount of Rs.26,55,000/- from the Coastal Zone Development funds to EMAT Account.

Sd./- xxxx
Dr. P. SenthilKumar, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and
Principal Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai-9.